

**MEETING OF THE RHODE ISLAND  
REAL ESTATE APPRAISERS BOARD**

**DATE: April 6, 2016**

**TIME: 9:30 A.M.**

**PLACE: Department of Business Regulation  
69-1 Conference Room  
1511 Pontiac Avenue  
Cranston, RI 02920**

**BOARD MEMBERS PRESENT:**

**Peter M. Scotti – Chairman, Bernardino Lancia III – Vice Chairperson,  
Richard Berlinsky, Susan Kelly, Kenneth Scotti, Patricia Grogan and  
Susan Martins-Phipps.**

**OTHERS PRESENT:**

**William DeLuca – Real Estate Administrator, Ellen Balasco – Deputy  
Chief of Legal Services.**

**The Chairperson called the meeting to order at 9:34 A.M.**

**The Chairperson requested a motion to approve the open session**

**minutes of the March meeting. Motion made by Susan Martins-Phipps. Seconded by Susan Kelly. All members present were in favor. Motion passed.**

**Review of Continuing Education courses submitted for approval: Vice-Chairperson Lancia presented course review.**

**American Society of Farm Managers & Rural Appraisers**

**Appraising Ag Facilities: Poultry Seminar – 8 Hours**

**Appraising Rural Residential Properties – 8 Hours**

**Valuation of Donated Real Estate, including Conservation Easements**

**2016 IRS Seminar -8 Hours**

**Richard Berlinsky made a motion to approve the above courses for the one day events specified. Seconded by Vice-Chairperson Lancia. All members present were in favor. Motion passed.**

**Appraisal Institute (Chicago Chapter)**

**Case Studies in Appraising Green Commercial Buildings – 8 Hours**

**Case Studies in Appraising Green Residential Buildings – 8 Hours**

**Condemnation Appraising: Principles and Applications – 22/20 Hours**

**Introduction to Green Buildings: Principles and Concepts – 8 Hours**

**Review Case Studies - General – 32/30 Hours**

**Susan Kelly made a motion to approve the above courses for a period of one year. Seconded by Susan Martins-Phipps. All members**

**present were in favor. Motion passed.**

## **MA & RI Chapter of the Appraisal Institute**

### **Hot Topics and Myths in Appraiser Liability – 3 Hours**

**Susan Kelly made a motion to approve the above course retroactively for the one day event held on March 8, 2016. Seconded by Patricia Grogan All members present were in favor. Motion passed.**

## **MA Board of Real Estate Appraisers**

### **Breakfast with the Experts - Oddball Properties – 3 Hours**

**Susan Kelly made a motion to approve the above course for a period of one year. Seconded by Patricia Grogan All members present were in favor. Motion passed.**

**Request for an extension to sit for the state certified general exam submitted by Susan E. Kelly.**

**Susan Kelly recused herself from the above consideration. Patricia Grogan made a motion to approve the request. Seconded by Richard Berlinsky. All members present were in favor. Motion passed.**

**No Executive Session matters scheduled on agenda and meeting stayed in open session.**

**Opportunity for public comment (discussion only per R.I. Gen. Laws § 42-46-6(d)).**

**Chairperson Scotti reported that he had taken the Supervisor/Training course and reported that the Rhode Island course offering had a specific portion and referred specific Rhode Island questions. Requested letter be sent to William Coyle to have letter sent to him that he would have to take the Rhode Island course.**

**Richard Berlinsky brought up the membership of the Board relating to the public member. General discussion ensued about the make-up of the membership.**

**Richard Berlinsky brought up the issue of the MLS drop down field reference non-disclosure of loan. Susan Kelly brought up that the realtors claim that they do not know what type of loan may be involved. General discussion ensued. Susan Kelly made a suggestion to have Phillip Tedesco of RIAR and his staff members to attend the next Board meeting to discuss this issue. Susan Martins-Phipps will contact Mr. Tedesco and invite him to the next meeting.**

**Susan Kelly brought up discussion reference the new stricter FHA rules where dishwashers and other household appliances must be checked by the appraiser. General discussion ensued on the topic.**

**Susan Kelly brought up about a lawsuit regarding a “sinking house”.**

**The lawsuit involved several entities, which settled, but she did not settle. One portion of lawsuit relating to breach of contract was dismissed and the other portion of negligence is going to trial. Judge supposedly said that the appraiser should have done more due diligence in the appraisal of the property. Susan Kelly advised the Board that many of the disclaimers on their forms are meaningless as protection against civil suit. General discussion ensued.**

**Chairperson Scotti made a motion to adjourn. Seconded by Richard Berlinsky. All in favor. Motion passed. Adjourned at 10:14 A.M.**

**The next scheduled meeting will be held on May 4, 2016 at 9:30 A.M.**

**Respectfully submitted,**

**William J. DeLuca**

**Real Estate Administrator**